

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	92			
Program Progress:							
% of Funds Committed	86.67 %	96.14 %	85	96.45 %	0	3	
% of Funds Disbursed	82.60 %	88.33 %	65	87.93 %	17	20	
Leveraging Ratio for Rental Activities	0.11	5.75	83	4.73	2	2	
% of Completed Rental Disbursements to All Rental Commitments***	65.34 %	77.35 %	63	83.38 %	11	11	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.93 %	70.06 %	21	70.15 %	84	79	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.48 %	78.42 %	49	80.67 %	45	43	
% of 0-30% AMI Renters to All Renters***	53.70 %	39.86 %	27	45.30 %	70	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.30 %	92.91 %	54	95.32 %	31	34	
Overall Ranking:			In State:	59 / 92	Nationally:	20 24	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,004	\$34,639		\$26,635	54 Units	22.00 %	
Homebuyer Unit	\$45,061	\$20,710		\$14,938	140 Units	56.90 %	
Homeowner-Rehab Unit	\$9,148	\$27,349		\$20,675	52 Units	21.10 %	
TBRA Unit	\$0	\$2,736		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Turlock Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$36,559	\$226,941	\$10,469
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	62.3	35.7	44.2	0.0	Single/Non-Elderly:	1.9	10.0	11.5	0.0
Black/African American:	1.9	0.7	0.0	0.0	Elderly:	86.8	1.4	53.8	0.0
Asian:	0.0	2.1	0.0	0.0	Related/Single Parent:	5.7	22.9	1.9	0.0
American Indian/Alaska Native:	1.9	0.0	0.0	0.0	Related/Two Parent:	5.7	65.7	25.0	0.0
Native Hawaiian/Pacific Islander:	1.9	0.7	0.0	0.0	Other:	0.0	0.0	7.7	0.0
American Indian/Alaska Native and White:	0.0	0.7	0.0	0.0					
Asian and White:	0.0	1.4	0.0	0.0					
Black/African American and White:	1.9	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	4.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.7	0.0	0.0					
ETHNICITY:									
Hispanic	30.2	53.6	55.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	77.4	7.9	38.5	0.0	Section 8:	15.1	0.7 [#]		
2 Persons:	13.2	7.1	28.8	0.0	HOME TBRA:	0.0			
3 Persons:	5.7	22.9	15.4	0.0	Other:	54.7			
4 Persons:	3.8	19.3	11.5	0.0	No Assistance:	30.2			
5 Persons:	0.0	21.4	3.8	0.0					
6 Persons:	0.0	12.1	1.9	0.0					
7 Persons:	0.0	7.9	0.0	0.0					
8 or more Persons:	0.0	1.4	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				56

* The State average includes all local and the State PJs within that state

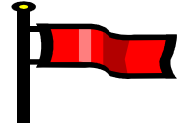
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Turlock Consortium State: CA Group Rank: 20
 (Percentile)
 State Rank: 59 / 92 PJs Overall Rank: 24
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	65.34	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	86.93	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	96.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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